



# CITY OF NEWTON, MASSACHUSETTS

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David B. Cohen  
Mayor

## ZONING BOARD OF APPEALS

Sherri A. Lougee, Board Secretary

### NOTICE OF DECISIONS

**A Public Hearing has been held with regard to the following petitions before the City of Newton Zoning Board of Appeals. The decisions were determined as follows:**

- #9-09** from Chaoran Huang, 92 West Pine Street, Newton, MA, requesting a variance of 7.1 feet from the front yard setback requirements of the Newton Revised Zoning Ordinances, Section 30-15, Table One, in order to construct a 2 ½ story addition consisting of a two car garage with bedrooms on the upper 1 ½ stories, resulting in a front yard setback of 17.9 feet. **(Required front yard setback for old lots created before December 7, 1953 is 25 feet.)** The property is located in a Single Residence 3 district. **The petitioners' request for a variance from the front yard setback was denied, 0-5.**
- #10-09** from Stephen T. and Janet L. Clay, 233 Otis Street, Newton, MA, requesting a variance of 5.7 feet from the side yard setback requirements of the Newton Revised Zoning Ordinances, Section 30-15, Table One, in order to construct a sports court, resulting in a side yard setback of 6.8 feet. **(Required side yard setback for old lots created before December 7, 1953 is 12.5 feet.)** The property is located in a Single Residence 1 district. **The petitioners' request for a variance from the side yard setback was denied, 2-3.**
- #11-09** from Joseph and Antonio Deodato, 5-7 Omar Terrace (formerly 69 Central Avenue), Newton, MA, requesting a variance of 286 square feet from the lot area requirements of the Newton Revised Zoning Ordinances, Section 30-15, Table One, in order to legalize the present house lot, resulting in lot area of 9,714 square feet. **(Required minimum lot area for new lots created after December 7, 1953 is 10,000 square feet.)** The petitioners' request for a variance from the lot area requirement was granted, subject to conditions, 5-0. In addition, petitioners are requesting a 143 square foot variance from the lot area per unit requirement of the Newton Revised Zoning Ordinances, Section 30-15, Table One, in order to construct a new two family house, resulting in lot area per unit of 4,857 square feet. **(Required lot area per dwelling for new lots created after December 7, 1953 is 5,000 square feet.)** The property is located in a Multi Residence 1 district. The property is located in a Multi Residence 1 district. **The petitioners' request for a variance from the lot area per unit requirement was granted, subject to conditions, 4-1.**
- #12-09** from Kaynam Hedayat and Sepideh Sahami, 49 Philmore Road, Newton, MA, requesting a variance of 7.3 feet from the front yard setback requirements of the Newton Revised Zoning Ordinances, Section 30-15, Table One, in order to construct a front porch, resulting in a front yard setback of 17.7 feet. **(Required front yard setback for old lots created before December 7, 1953 is 25 feet.)** The property is located in a Single Residence 2 district. **The Board voted to grant petitioner's request to withdraw his variance application, 5-0.**

**Any appeal of the above decision must be made to the Superior Court within twenty (20) days of its filing with the City Clerk in accordance with Section 17 of the Massachusetts General Law, Chapter 40A.**

**Decision numbers 9-09 and 10-09 were filed on August 6, 2009 and number 11-09 was filed on August 18, 2009.**